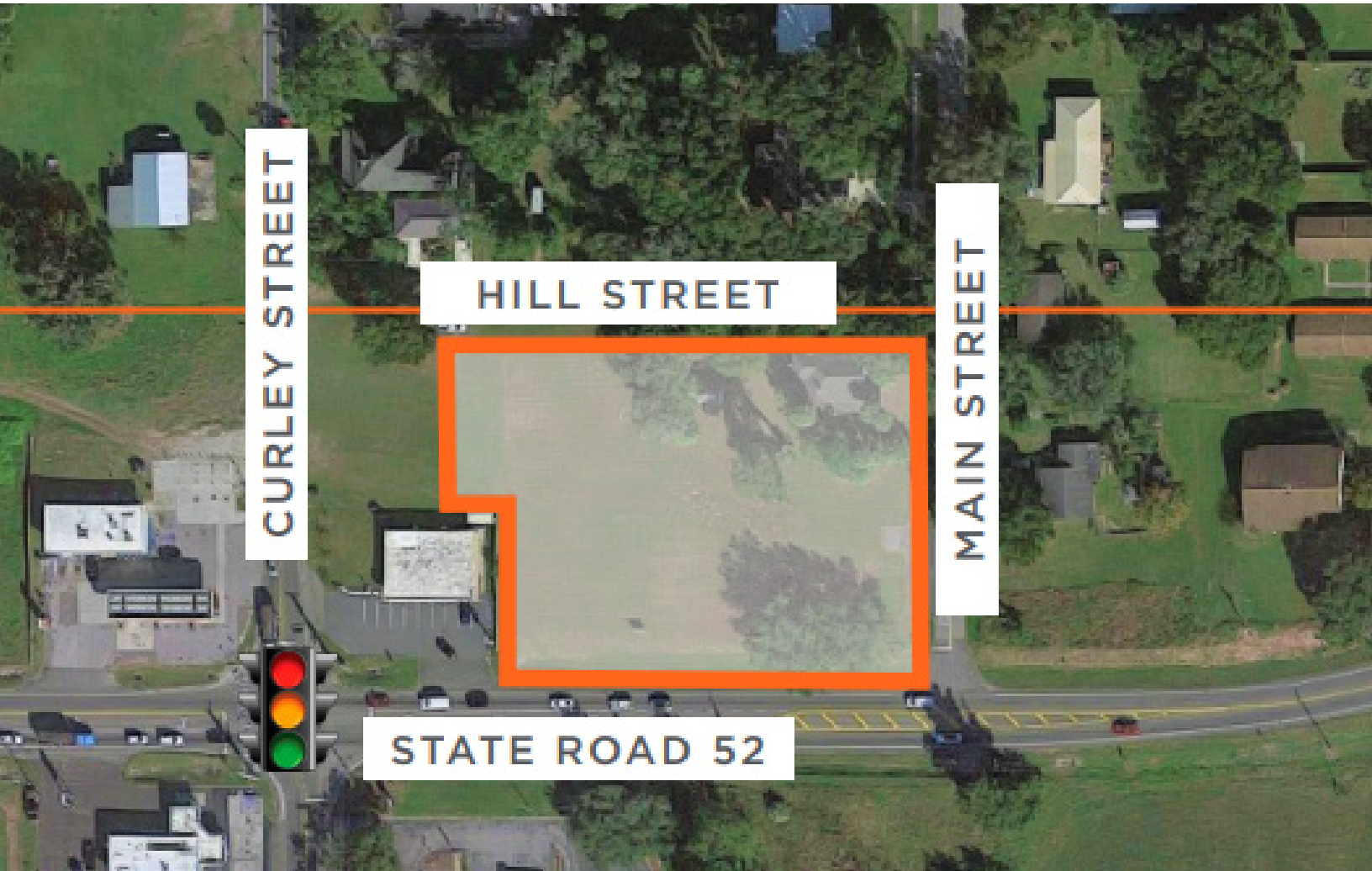


LAND FOR SALE



COMMERCIAL / RETAIL / OFFICE



1.56 ACRES

12021 & 12009 MAIN STREET

SAN ANTONIO, FL 33576



1.56 ACRES CORNER LOT



1.56 ACRES

Property Details

- **Site Location:** Commercially zoned property totaling 1.56 acres with approximately 275' fronting SR 52, 223' on Main Street, and 300' on Hill Street in San Antonio, Pasco County.
- **Location:** 12009 & 12021 Main Street; located on the north side of SR 54 just east of Curley Street.
- **Land Size:** 1.56 acres
- **Zoning:** General Commercial (C-2)
- **Parcel ID:** 02-25-20-0040-00000-001A
02-25-20-0040-00000-0060
02-25-20-0040-00000-0300
- **Price:** \$1,350,000

[*CLICK HERE FOR PERMITTED USE](#)

GREAT POTENTIAL FOR...



NEW DEVELOPMENT

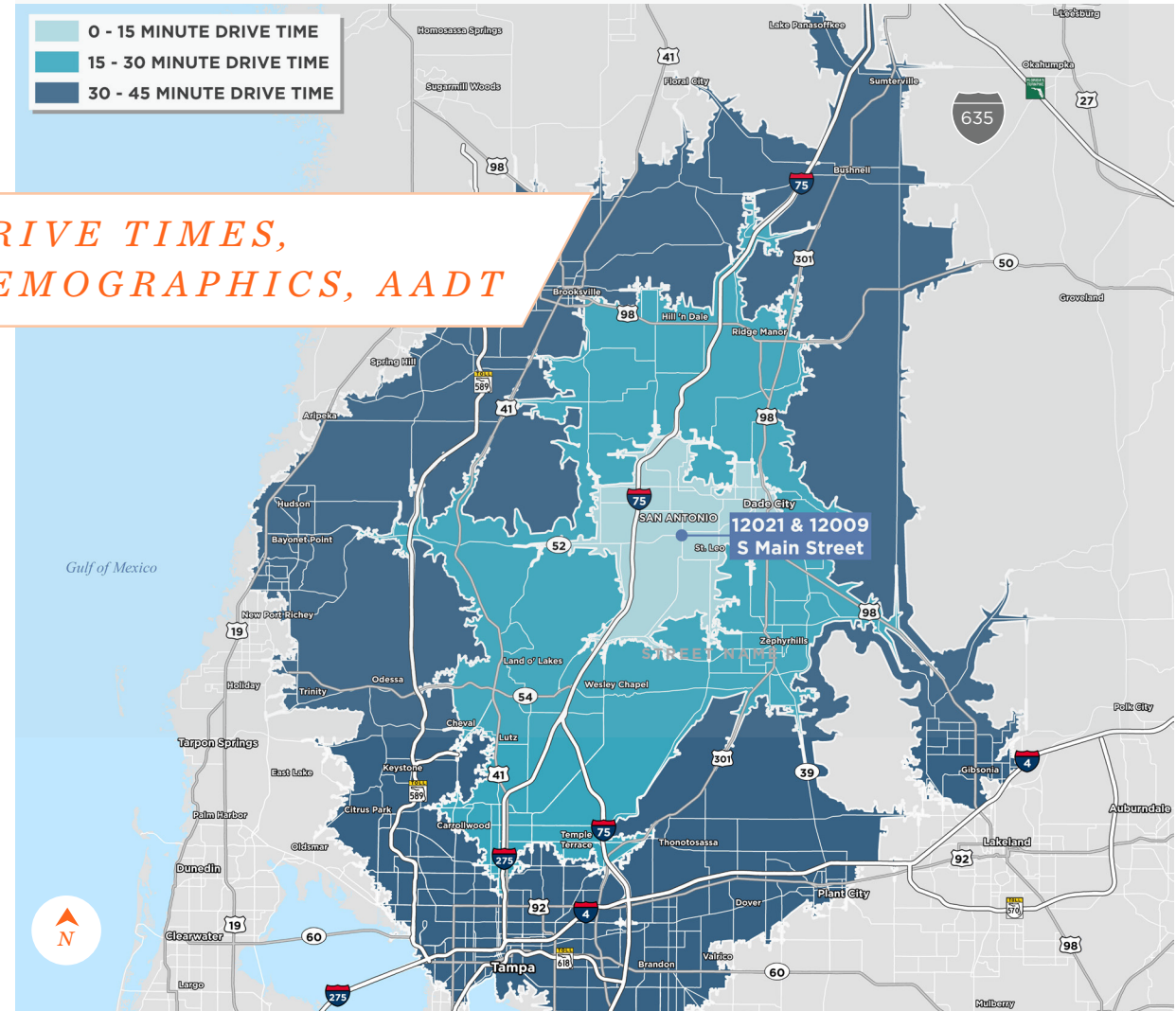
CAR WASH * FAST-FOOD COMBO * GROCERY * PHARMACY



ADAPTIVE REUSE

ANTIQUES * REPURPOSED FURNITURE * ART * RESTAURANT

LOCAL RETAIL



DRIVE TIMES, DEMOGRAPHICS, AADT

Property Highlights

- Proximate to the 900-acre mixed use Epperson Development, and the 1600 acre Mirada Development within the 7,800 acre Connected Cities Corridor.
- Frontage on three streets, SR 52, Hill and Main Streets.
- Available for sale or ground lease.
- Great potential for new development as a car wash, grocer, pharmacy, medical, urgent care, gym/yoga/fitness studio, convenience store, restaurant, retail store, self storage development, etc.
- Approximately three miles east of I-75 and the new Publix and AdventHealth at Mirada.
- Approximately 1.2 miles west of the 297 acre campus of Saint Leo University with its 2,400 undergraduate students and its newly constructed 59,000SF wellness center.

Annual Average Daily Traffic



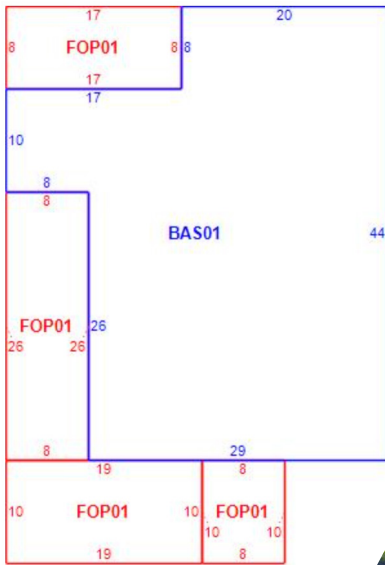
Area Demographics

Demographics	5 Mile	10 Mile
2010 Census Population	19,021	115,130
2019 Estimated Population	22,398	133,651
Median Age	43.5	44.6
Average Household Income	\$86,454	\$66,981

[*CLICK HERE FOR 1, 3, 5 miles detailed report](#)

[*CLICK HERE for 5, 10, 15 minute drive time detailed reports](#)

12021 & 12009
MAIN STREET



2 buildings on site can be repurposed and renovated:

- Building #1 - Built 1940; 1284 SF plus 614 SF covered porches
- Building #2 - Built 1940; unfinished barn



CONTACT INFORMATION

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